Office of Historic Preservation



Application

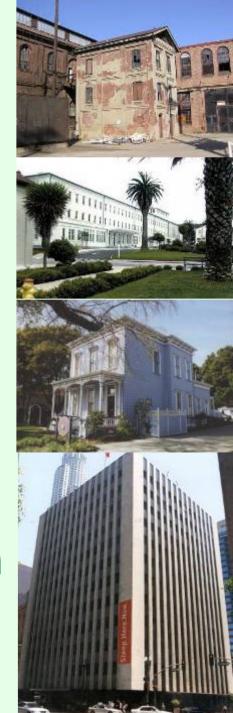
- Types
- Uses
- Styles and Periods

- Sizes
- Materials



Encompass

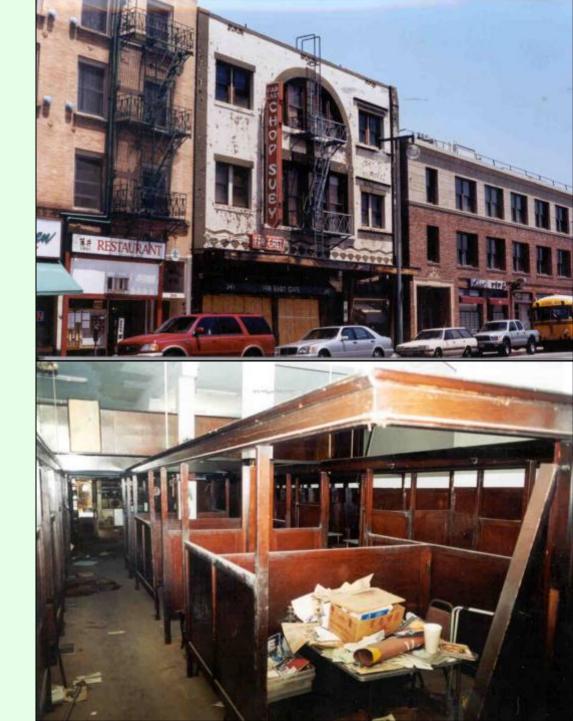
- Buildings
- Landscape Features
- Site
- Environment
- Attached, Adjacent or Related New Construction



Apply to

Exteriors

Interiors





- Preservation
- Rehabilitation
- Restoration
- Reconstruction

Codified as 36 CFR Part 68

Standards for Rehabilitation for purposes of Federal Tax benefits codified as 36 CFR Part 67



Reconstruction

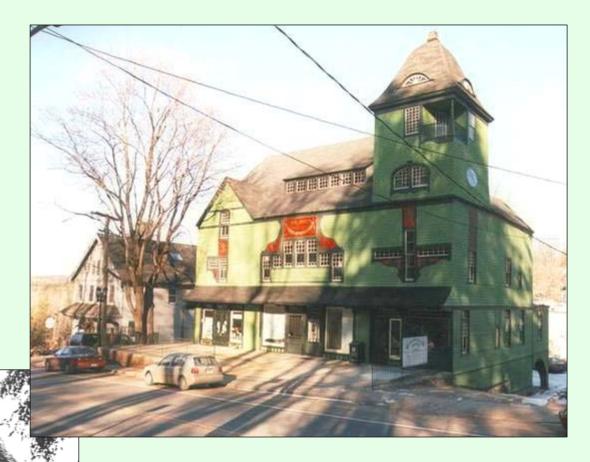


Restoration

"...accurately depicting the form, features, and character of a property as it appeared at a particular period of time..."

Restoration





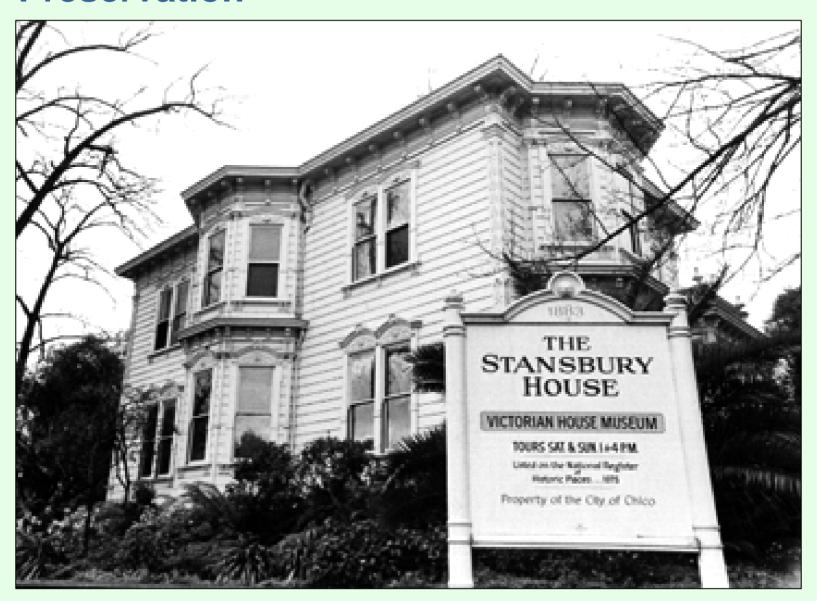
Restoration

Managa

Preservation

"The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property...."

Preservation



Preservation







Rehabilitation

"...making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical... values."

§ 67.7 Standards for Rehabilitation Preamble

- (a) The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features.
- (b) The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

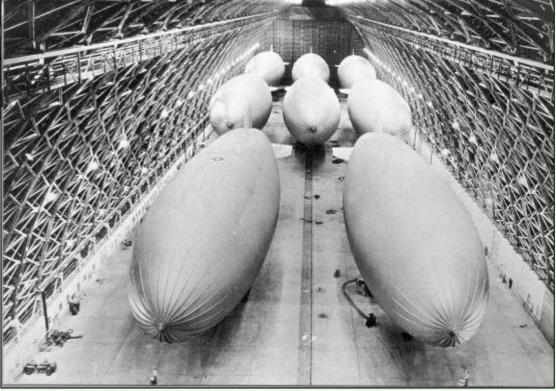
§ 68.3 Standards for Treatment Preamble

One set of standards—preservation, rehabilitation, restoration or reconstruction— will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable. The standards will be applied *taking into consideration the economic and technical feasibility* of each project.

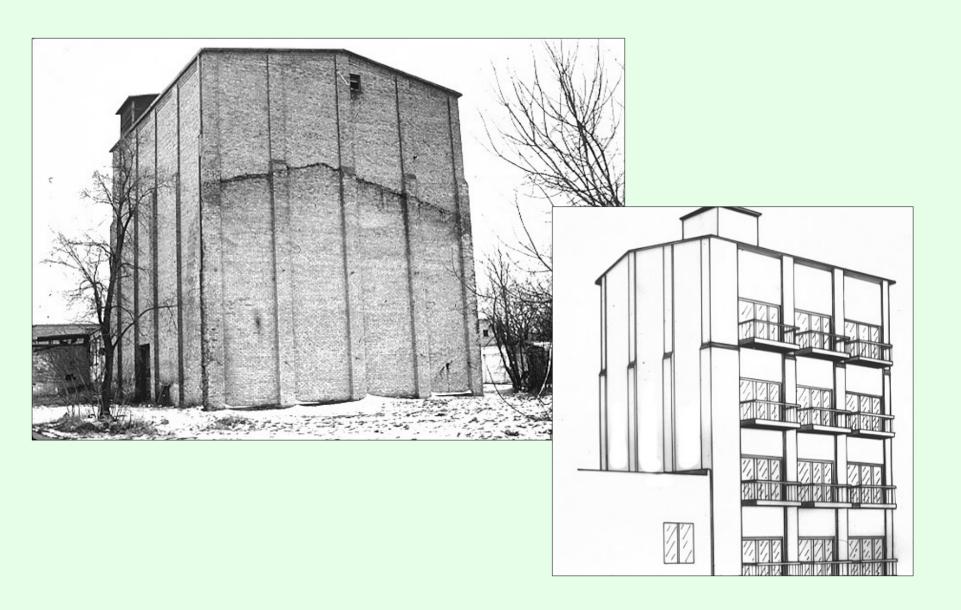




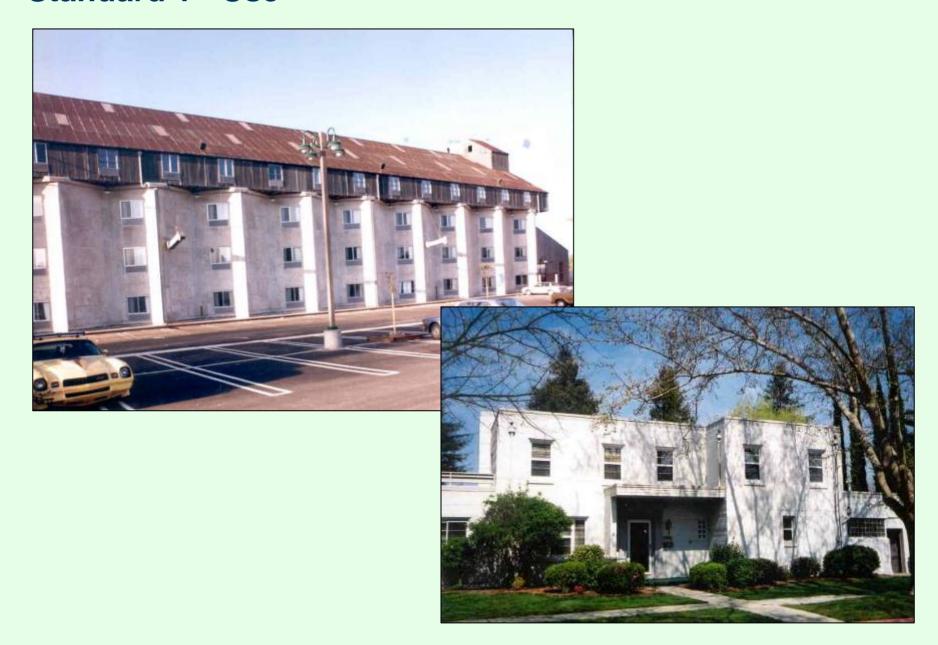
Standard 1 - Use

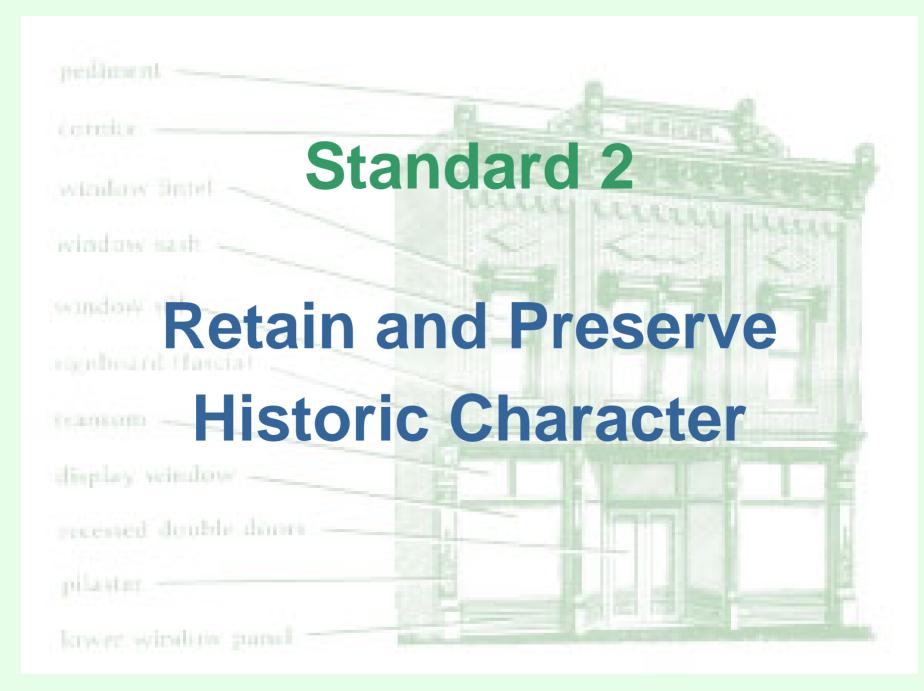


Standard 1 - Use

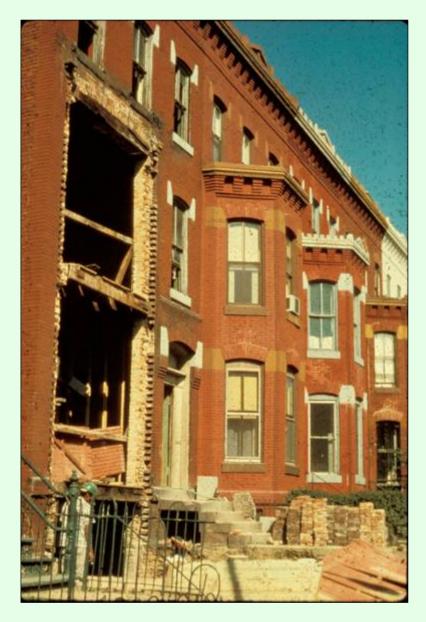


Standard 1 - Use





Standard 2 - Historic Character





Standard 2 - Historic Character





Standard 3 - Historic Period



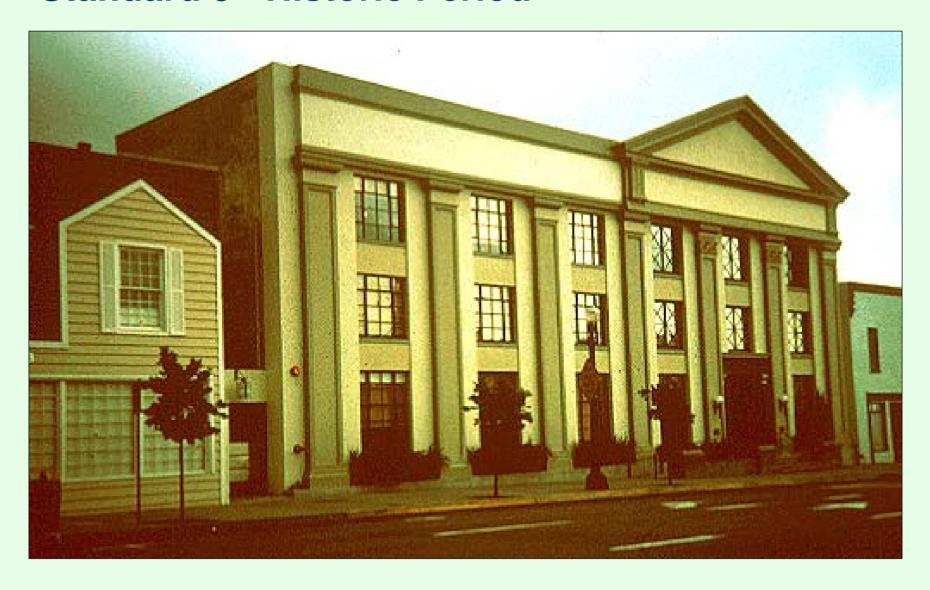




Standard 3 - Historic Period



Standard 3 - Historic Period

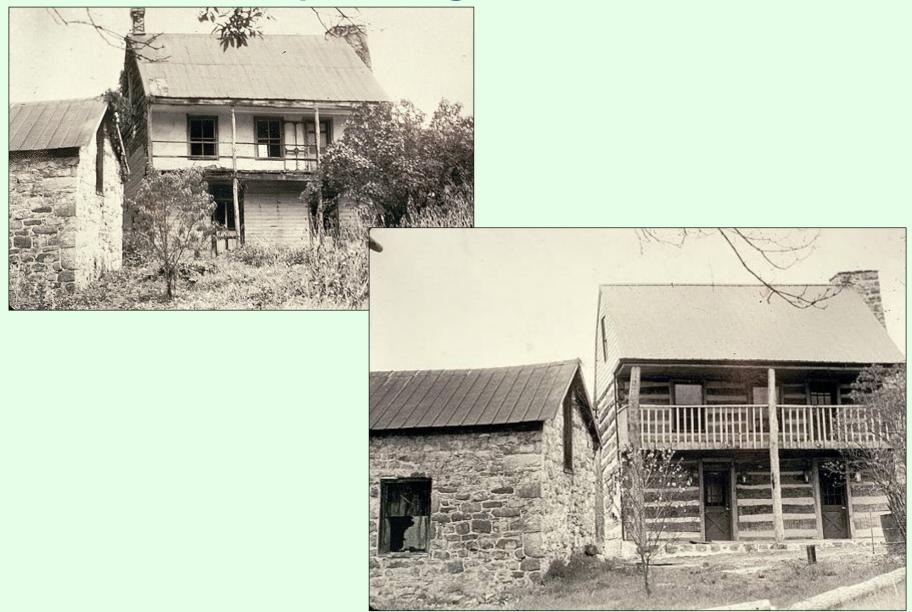




Standard 4 - Acquired Significance



Standard 4 - Acquired Significance



Standard 4 – Acquired Significance







Preserve Distinctive Features



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Partir On a Historian 17 ray 65

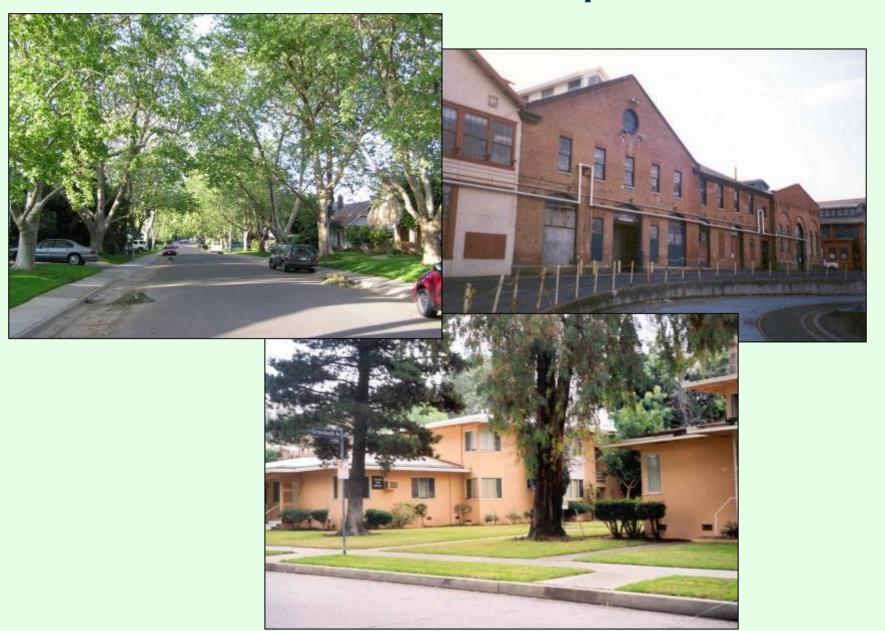
Standard 5 - Distinctive Features / Craftsmanship



Standard 5 - Distinctive Features / Craftsmanship



Standard 5 - Distinctive Landscape





EXISTING GRANITE EXTERIOR WALL

Standard 6 - Repair / Replace



Standard 6 - Repair / Replace



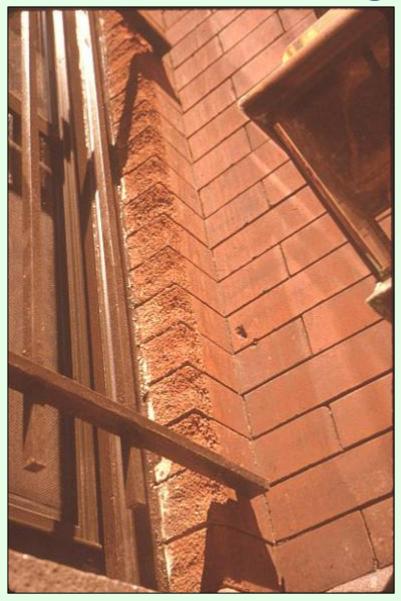


Standard 6 - Repair





Standard 7 - Cleaning





Standard 8

Protect And Preserve Archeological Resources

Standard 8 - Archeology

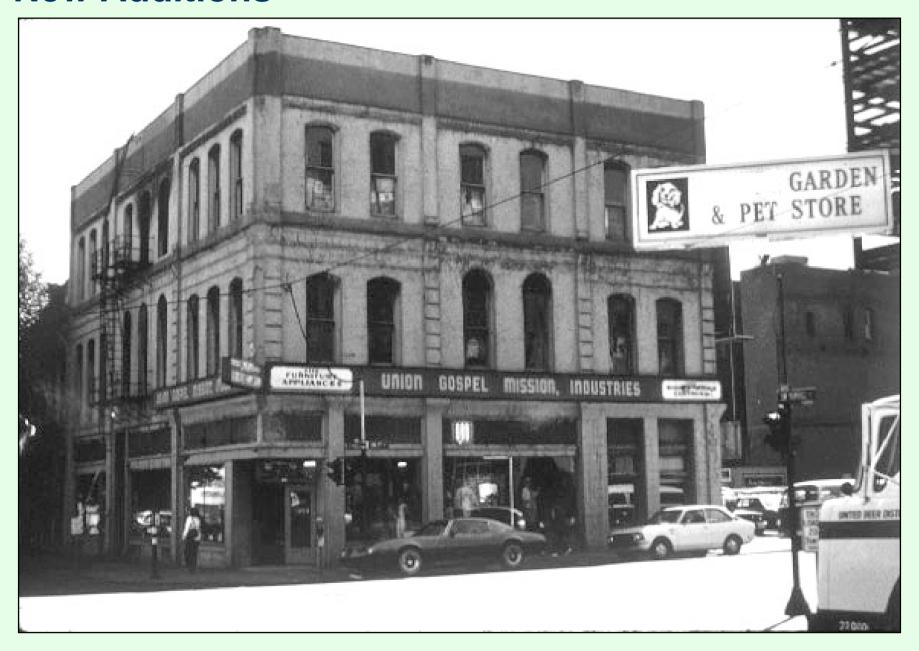


Standard 8 – Archeology

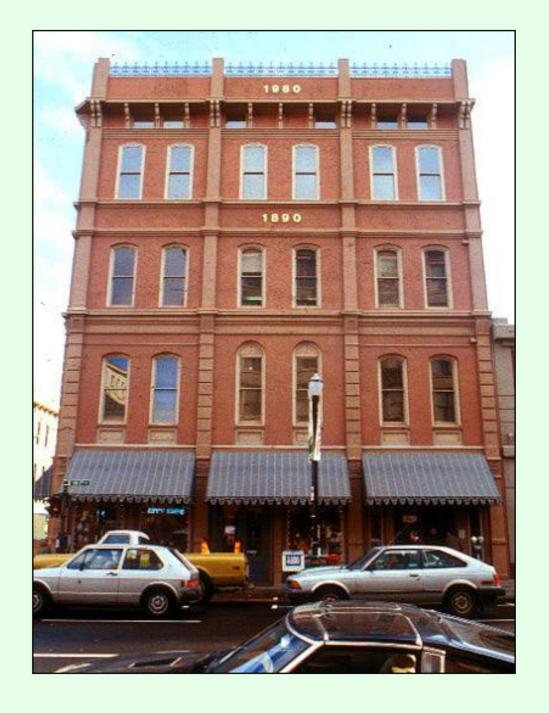




New Additions

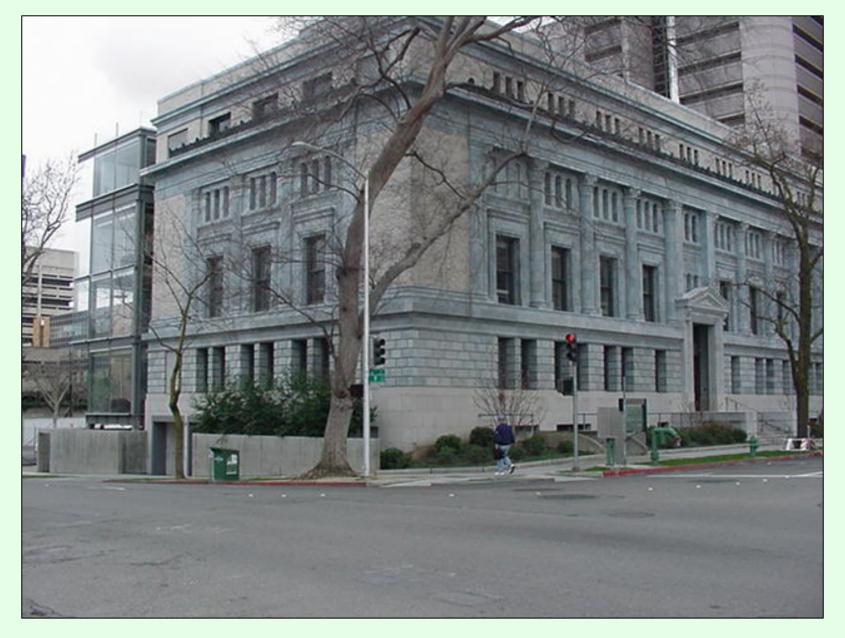


New Additions



New Additions





New Additions



New Additions

Office of Historic Preservation

Neighborhood Considerations

- Context
- Codes and Regulations
- Features
- New Construction



Use and Type





Size and Massing



Scale









Style and Context



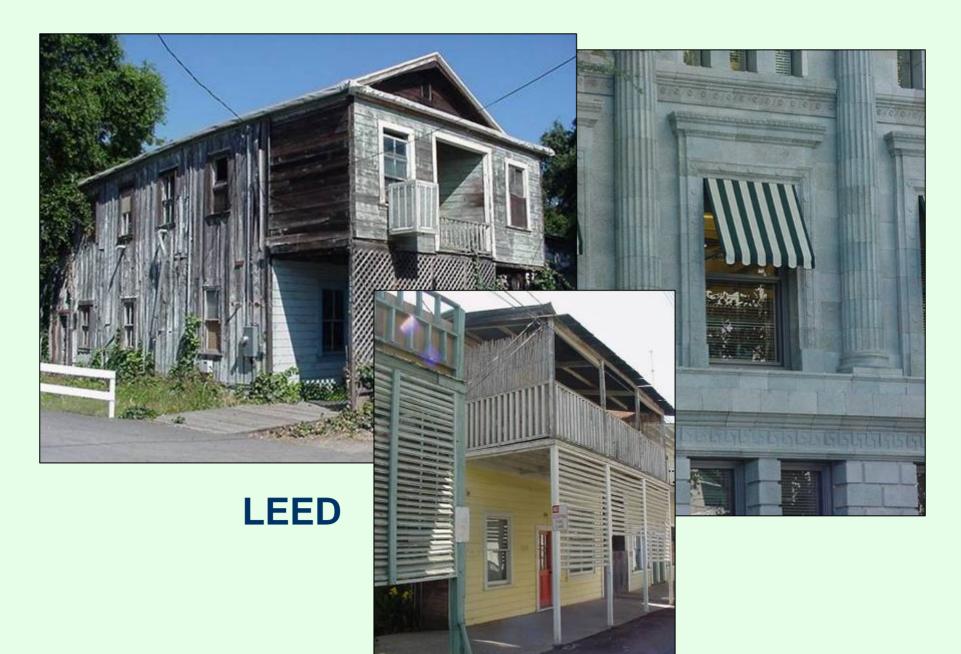


Materials

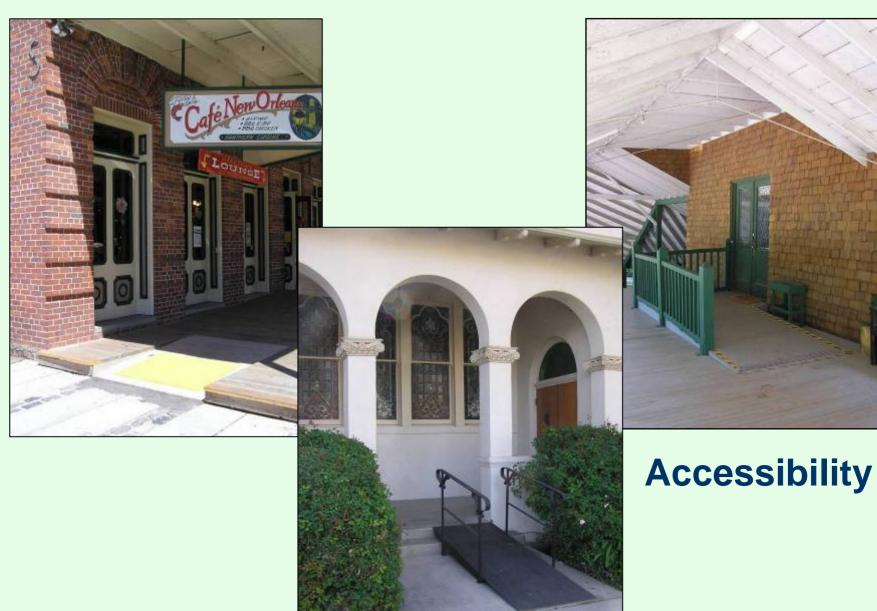




Codes and Regulations



Codes and Regulations





Codes and Regulations

DISABLED ACCESS TAX CREDIT (26 USC 44)

Small businesses - ADA related eligible access expenditures

Not for new construction. Limited to existing facilities that are required to comply with ADA

Amount of credit equal to 50% of eligible access expenditures in a year, up to a max. cost of \$10,250. No credit for first \$250 of expenditures. Maximum tax credit, therefore, is \$5,000.

Eligible: Business that for previous tax year had either revenues of \$1 M or less or 30 or fewer full-time workers. For architectural adaptations, equipment acquisitions, and services/sign language interpreters, readers.

EXPENDITURES TO REMOVE ARCHITECTURAL AND TRANSPORTATION BARRIERS TO THE HANDICAPPED AND ELDERLY (26 USC 190)

Deduction established to help businesses of any size with the removal of architectural or transportation barriers

Work must comply with applicable accessibility standards

The amount of the deduction is a maximum of \$15,000 per year and used by any business

Can be used for architectural or transportation adaptations

Architectural barriers are physical features that limit or prevent people with disabilities from obtaining the goods or services that are offered. Include narrow parking spaces, a step or steps to an entrance or sales area of a store, round doorknobs or other hardware difficult to grasp, narrow aisles, high counters, and fixed tables and chairs.

Codes and Regulations



Discussion









Codes and Regulations

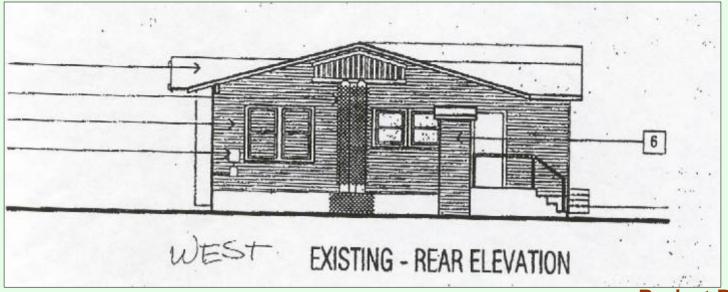


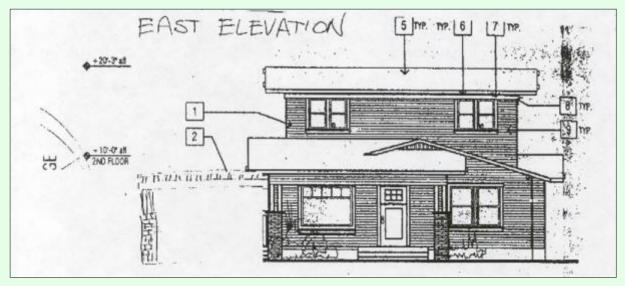
Codes and Regulations



Discussion

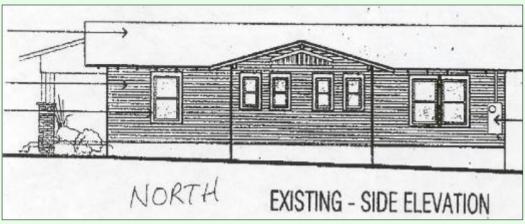






















Features



Features



Features



225

Storefronts











COULCT





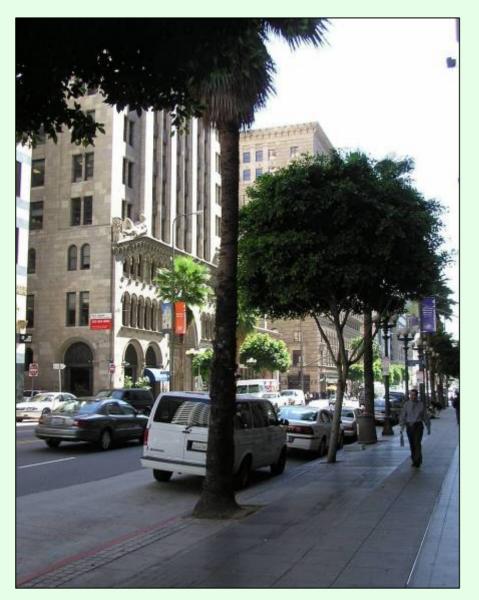


Features

Residential Front Yard Improvements



Commercial Sidewalk Improvements



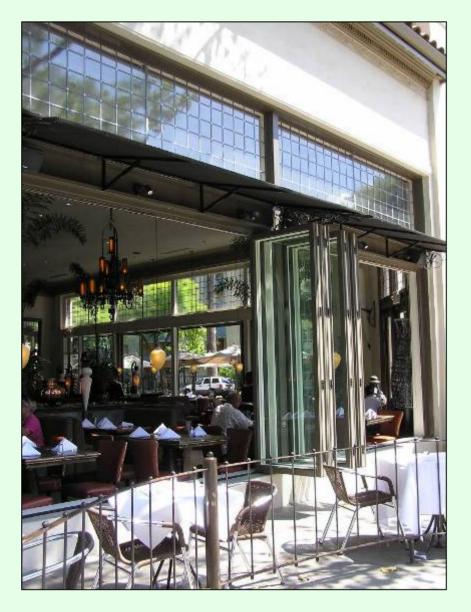




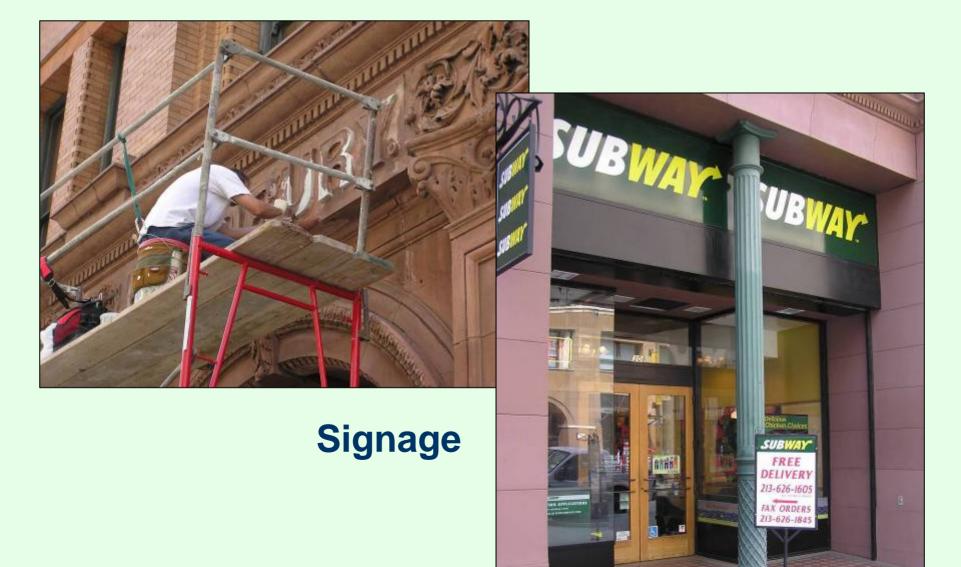
Sidewalk Interaction



Street Features







Street Features





Infill

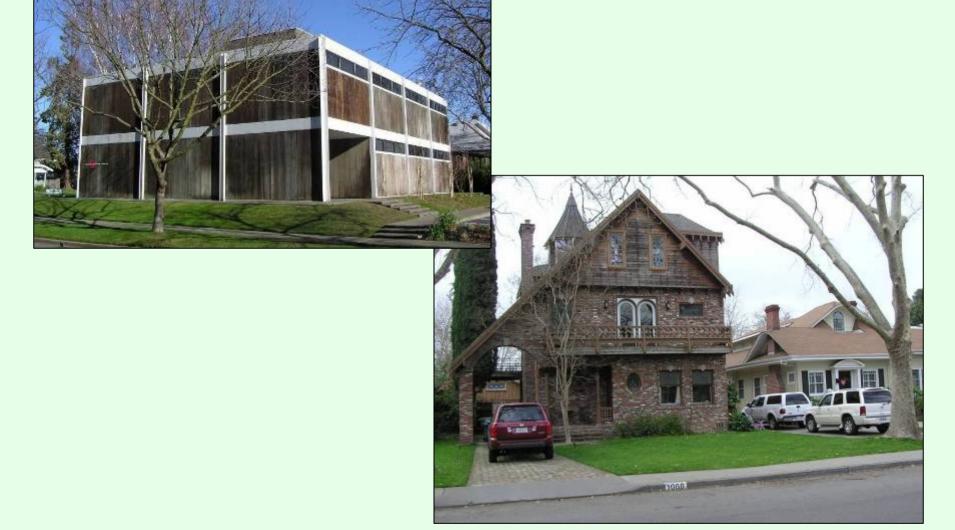


New Construction



New Construction

New Construction



New Construction



Additions



New Construction









Adaptive Reuse and New Related Construction



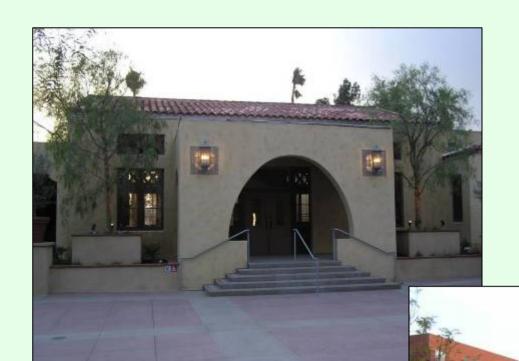
Adaptive Reuse and New Related Construction





New Construction







Related New Construction and Adaptive Reuse



Related New Construction and Adaptive Reuse



Office of Historic Preservation

For More Information:

- Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings
- California Historical Building Code
- Americans with Disabilities Act (ADA)
- Incentives for Historic Properties
- Office of Historic Preservation: www.ohp.parks.ca.gov
- National Park Service: <u>http://www.nps.gov/history/hps/tps/tax/</u>